

**2011 Comprehensive Plan & Zoning Review
NEW MARKET REGION - PROPERTY OWNER REQUESTS
October 12, 2011**

CASE INFORMATION	PROPERTY	Existing Requested FCPC BOCC					Staff Comments
CASE # CPZ11-NM-01	TAX MAP: 80	COMP PLAN	Low Density Residential	General Commrcl.			2008 NM Region Plan changed zoning from R-3 to A. No change from 2010 Plan. Property is located within the New Market CGA. Staff supports the request in order to facilitate the adaptive re-use of an historic residential property for office uses.
APPLICANT: Haley/Carole Tate	PARCEL: 146, lot 1						
	ACRES: 1.01	ZONING	Agricultural	General Commrcl.			
	LOCATION: N/S Old National Pike, 0.40 miles east of MD 75						
CASE # CPZ11-NM-02	TM: 90	COMP PLAN	AG/Rural	Rural Residential			Pre-2008 New Market Plan: Rural Neighborhood plan/Ag. zoning Property is not within a CGA nor Mt. Airy's annexation area. Property has always been zoned Ag. Additional R-1 zoning will add to well/septic issues.
APPLICANT: William Wimmer, c/o Wimmer Real Estate, LLC.	P: 67						
	ACRES: 86	ZONING	Agricultural	R-1			
	LOCATION: NE corner of Sidney Rd & Old National Pike						
CASE # CPZ11-NM-03	TAX MAP: 79	COMP PLAN	Low Density Residential	GC			No change from either 2010 Plan or 2008 New Market Region Plan. Staff does not support additional GC zoning at this site as approximately 200,000 sq. ft. of commercial uses proposed for Linganore Town Center plus 40 acres of GC zoning exist at the Mussetter Road/MD 144 intersection. Should assess as part of a corridor plan.
APPLICANT: Harvest Wind Lutheran Church,	PARCEL: 34						
	ACRES: 19	ZONING	Agricultural	General Commrcl.			
	LOCATION: South side Old National Pike, across from Eaglehead Drive						
CASE # CPZ11-NM-04	TM: 78	COMP PLAN	Natural Resource	AG/Rural			Pre-2010Plan: LDR plan and Ag. zoning Parcel is fully wooded, contains moderate & steep slopes and is part of a 214-acre, contiguous forested area south of Lake Linganore. NR/RC is consistent with the physical characteristics of the parcel.
APPLICANT: Robert Renn & Mark Renn	P: 338						
	ACRES: 12.7	ZONING	Resource Consrvtn.	Agricultural			
	LOCATION: West side Meadow Rd, 1,100 feet south of Lake Linganore						
CASE # CPZ11-NM-05	TAX MAP: 80	COMP PLAN	Low Density Residential	Low Density Residential			Pre-2008 New Market Plan: LDR plan and R-3 zoning. The Town of New Market has identified this parcel for annexation as Mixed Commercial/Industrial uses in their Municipal Growth Element. Staff recommends retention of the Agricultural zoning to facilitate annexation per the Town's Plans.
APPLICANT: Turnpike Farms, L.P., (Ganley)	PARCEL: 9						
	ACRES: 55	ZONING	Agricultural	R-3			
	LOCATION: N/S Old National Pike, 2,400 ft west of Detrick Rd.						

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CASE # CPZ11-NM-06	TAX MAP: 88	COMP PLAN	ORI	ORI/LI/LDR		Pre-2008 New Market Plan: ORI, LI, MDR plan and ORI, LI, R-5 zoning. Staff supports the retention of the ORI designation and ORI/Ag. zoning in order to facilitate a MXD development. This will allow greater development flexibility and better overall site design than can be realized from the past arbitrary locations of the R-5, LI, and ORI zoning that previously existed.
APPLICANT: RJD Development Corp. (Richard Demitt)	PARCEL: 32					
	ACRES: 131.5					
	LOCATION: S/E side of Baldwin Road, south of I-70	ZONING	ORI/Ag.	ORI/LI/R-5		
CASE # CPZ11-NM-07	TAX MAP: 88	COMP PLAN	Natural Resource	General Com.		Pre-2008 New Market Plan: GC plan and GC zoning. A site plan was submitted for this 4 acre area in 2000. Parcel has a number of constraints including a sewer line on the west side of Davis Branch, stream buffers, slopes and woodlands. Recommend retaining NR/RC on northern portion.
APPLICANT: Market Station & Baldwin Rd, LLC (Richard Demitt)	PARCEL: 4					
	ACRES: 8.8					
	LOCATION: W/S MD 75, south of I-70 E/B Ramp, north of Baldwin Road	ZONING	Resource Consvtn.	General Com.		
CASE # CPZ11-MN-08	TAX MAP: 78	COMP PLAN	Natural Resource	Low Density Residential		Pre-2008 New Market Plan: LDR plan and R-3 zoning. Staff supports the rezoning request for 16 acres of R-3 at the end of Dresden Place, with the remainder of the forested slopes on the parcel NR/RC and remaining out of the CGA.
APPLICANT: Beshers Land Co, No. 2, LLC (Eric Beshers)	PARCEL: 480					
	ACRES: 36					
	LOCATION: Terminus of Dresden Place, adjacent to Spring Ridge	ZONING	Resource Consvtn.	R-3		
CASE # CPZ11-MN-09	TAX MAP: 89	COMP PLAN	AG/Rural	Rural Residential		Pre-2010 Plan: Rural Neighborhood plan and R-1 zoning. Property is not within a CGA. This is a small remainder parcel and staff would not object to restoring the R-1 zoning.
APPLICANT: William Browning	PARCEL: p/o 22					
	ACRES: 6					
	LOCATION: E/S Bartholows Rd, 600 ft. north of West Oak Drive	ZONING	Agricultural	R-1		
CASE # CPZ11-NM-10	TM: 87	COMP PLAN	AG/Rural	Low Density Residential		Pre-2010 Plan: LDR plan and R-1 zoning. Subject parcel is remainder after 31 well/septic residential lots (Hunting Hills) created in early 1970's. Change to A zoning in 2010 was with concurrence of the property owner. Staff would not object to restoring the LDR Plan designation and R-1 zoning.
APPLICANT: Clare Hill	P: 22					
	ACRES: 28					
	LOCATION: E/S Ijamsville Rd, south of Mahogany Run	ZONING	Agricultural	R-1		

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CASE # CPZ11-NM-11	TAX MAP: 89	COMP PLAN	Natural Resource	Low Density Residential			Pre-2010 Plan: LDR plan and RC & R-1 (15 ac.) zoning Remainder parcel accesses Ridgeway Court via a 25-ft. wide 'pandhandle.' Zoning Ordinance requires a panhandle to be 20-feet wide to serve a single lot or two 10-ft adjacent panhandles to serve two lots. Even with R-1 zoning, the access condition would only permit 2 new residential lots. The RC zoning would allow two 10-acre lots.
APPLICANT: Atanasoff Family Ltd. Pnshp	PARCEL: 247						
	ACRES: 81	ZONING	Resource Consvrtn.	R-1			
	LOCATION: Terminus of Ridgeway Court, Monrovia						
CASE # CPZ11-NM-12	TM: 68, 69, 78, 79	COMP PLAN	AG/Rural; NR	Low Density Residential			Pre 2010 Plan: Ag/Rural, LDR on plan; A and PUD zoning. Pre 2008 New Market Plan: LDR on plan, PUD zoning 2008 NM region Plan removed LDR plan and PUD zoning on several land bays. 2010 Plan removed additional LDR Plan and PUD zoning. Seek restoration of all LDR plan and PUD zoning. Subject to an ongoing lawsuit.
APPLICANT: Oakdale Investments, LLC.	P: Multiple Parcels						
	ACRES:	ZONING	Agricultural and RC	A			
	LOCATION: Lake Liganore						
CASE # CPZ11-NM-13	TAX MAP: 79	COMP PLAN	Ag/Rural	Low Density Residential			Pre-2008 New Market Plan: LDR plan and Ag. zoning The Town of New Market has identified this parcel for annexation as Planned Residential Development (PDR) in their Municipal Growth Element. Staff would not object to restoring the LDR Plan designation, though maintaining the Ag zoning to facilitate annexation per the Town's Plans.
APPLICANT: Charlyn, LLC (Cline farm)	PARCEL: 29 & 283, lot 2						
	ACRES: P. 29: 170 ac.; P.283, lot 2: 2 ac.	ZONING	Agricultural	A			
	LOCATION: East and west sides of Boyers Mill Road, 1 mile north of MD 144						
CASE # CPZ11-NM-14	TM: 79	COMP PLAN	Ag/Rural	Low Density Residential			Pre-2008 New Market Plan: LDR/Ag. The Town of New Market has identified this parcel for annexation as Planned Residential Development (PDR) in their Municipal Growth Element. Staff would not object to restoring the LDR Plan designation, though retaining the Ag zoning to facilitate annexation per the Town's Plans.
APPLICANT: Justron, LLC (Smith farm)	P: 213						
	ACRES: 92	ZONING	Agricultural	A			
	LOCATION: W/S Boyers Mill Road, 3,000 feet north of MD 144						
CASE # CPZ11-NM-15	TAX MAP: 89	COMP PLAN	Ag/Rural	Low Density Residential			Pre-2008 New Market Plan: LDR plan and R-1 zoning. Property is not within a CGA. LDR plan and R-1 zoning were removed to maintain larger contiguous block of Ag properties in this area. R-1 zoning will add to well/septic issues.
APPLICANT: Richardson Ventures, LLC	PARCEL: 49						
	ACRES: 54	ZONING	Agricultural	R-1			
	LOCATION: E/S Bill Moxley Road, 6,000 feet south of I-70						

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CASE INFORMATION	PROPERTY	Existing	Requested	FCPC	BOCC	Staff Comments
CASE # CPZ11-NM-16	TM: 78	COMP PLAN	Ag/Rural	Low Density Residential		Pre-2008 New Market Plan: LDR plan and Ag zoning. Staff does not support the LDR for expansion of the CGA. Consider as part of a community plan process.
APPLICANT: Gladhill Family Partnership	P: 742, lots 1--4					
	ACRES: Lot 1: 40 ac.; Lot 2: 31 ac.; Lot 3: 25 ac.; Lot 4: 49 ac. LOCATION: N/S Reichs Ford Rd, 1,600 ft east of					
CASE # CPZ11-NM-17	TAX MAP: 78	COMP PLAN	Ag/Rural	Low Density Residential		Pre-2008 New Market Plan: RC/Ag. Staff does not support the LDR for expansion of the CGA. Consider as part of a community plan process.
APPLICANT: Gladhill/Bare,	PARCEL: 55					
	ACRES: 8.8 LOCATION: N/S Pinecliff Park Road, 200 ft. north of Reichs Ford Rd					
CASE # CPZ11-NM-18	TM: 98	COMP PLAN	Rural Residential	Low Density Residential		Pre-2008 New Market Plan: Rural Neighborhood plan and R-1 zoning. Staff would not object to an LDR plan designation with R-1 zoning. However, the ability to connect to the Mill Bottom/Samhill community water and sewer system is not guaranteed.
APPLICANT: James/Holly Frey	P: 104					
	ACRES: 20 LOCATION: N/S Penn Shop Rd., 850 feet east of Lomar Drive					
CASE # CPZ11-NM-19	TAX MAP: 99	COMP PLAN	Rural Residential	Rural Residential		Pre-2008 New Market Plan: Rural Neighborhood plan and R-1 zoning. This 4-four lot well/septic subdivision (Shirley's Ridge) was approved and recorded in 2009. The current Agricultural zoning has no impact on future residential development on these 4 residential lots.
APPLICANT: James/Holly Frey	PARCEL: 3, lots 1, 2, 3, 4					
	ACRES: Lot 1: 3.1 ac.; Lot 2: 2.3 ac.; Lot 3: 2.5 ac.; Lot 4: 3.2 ac. LOCATION: W/S Penn Shop Road					
CASE # CPZ11-NM-20	TM: 79	COMP PLAN	MDR	MDR/GC		Pre-2008 New Market Plan: GC, MDR plan and R-5, GC zoning. Parcel is part of the larger Linganore Town Center. Staff would prefer to see PUD zoning on this and the Carey parcels, which would provide greater flexibility for the overall design and for locating appropriate commercial uses.
APPLICANT: Hutzell Family Partnership	P: 112					
	ACRES: 16 LOCATION: N/S Old National Pike, adjacent to Oakdale Elementary School					

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CASE INFORMATION	PROPERTY	Existing	Requested	FCPC	BOCC	Staff Comments
CASE # CPZ11-NM-21	TAX MAP: 79	COMP PLAN	MDR	MDR/GC		Pre-2008 New Market Plan: GC, MDR plan and R-5, GC zoning. Parcel is part of the larger Linganore Town Center. Staff would prefer to see PUD zoning on this and the Carey parcels, which would provide greater flexibility for the overall design and for locating appropriate commercial uses.
APPLICANT: E. Carlton and Gladys Carey	PARCEL: 162					
	ACRES: 35	ZONING	Agricultural	R-5/GC		
	LOCATION: N/S Old National Pike, adjacent to Oakdale Elementary School					
CASE # CPZ11-NM-22	TM: 79	COMP PLAN	Ag/Rural	Ag/Rural in Growth Area		Pre-2008 New Market Plan: Ag, Rural in growth area and Ag zoning. The Town of New Market has identified this parcel for annexation as Mixed Commercial/Industrial in their Municipal Growth Element. Staff would not object to including within the New Market CGA with Ag./Rural Plan and A zoning to promote annexation per the Town's Plans.
APPLICANT: George Delaplaine	P: 217					
	ACRES: 134	ZONING	Agricultural	A		
	LOCATION: N/W side Old New Market Rd, west of MD 75					
CASE # CPZ11-NM-23	TAX MAP: 89	COMP PLAN	Ag/Rural	Village Center		No change made during 2010 Plan update or 2008 New Market Plan update. Property has had S.E. approval in 1982 for auto repair in the Ag zone. Property has a commercial building and a residence. Staff would not object to VC zoning.
APPLICANT: Alan Cawood,	PARCEL: 113					
	ACRES: 1.8	ZONING	Agricultural	Village Center		
	LOCATION: N/S Old National Pike, west of Woodville Rd.					
CASE # CPZ11-NM-24	TM: 81	COMP PLAN	Low Density Residential			Pre-2010 Plan: Ag., Rural plan and Ag zoning. (within County CGA) Within Town of Mt. Airy's Annexation Area and identified on Town's Master Plan for low density residential uses. Staff supports retention of Ag. zoning to facilitate annexation into the Town.
APPLICANT: Timothy Rigler	P: 28					
	ACRES: 25	ZONING	Agricultural	R-1 or R-3		
	LOCATION: N/S Prospect Road, adjacent to Town of Mt. Airy					
CASE # CPZ11-NM-25	TAX MAP: 88	COMP PLAN	GC	GI		Pre-2010 Plan: GC (Plan)/ GI (zoning). Property used as an office building for a contractors' company with associated commercial vehicular storage. Change in 2010 was made to have the zoning consistent with the existing use and plan designation.
APPLICANT: Mt. Airy Building Supply Co. (Howard Payne)	PARCEL: 177					
	ACRES: 0.33	ZONING	GC	GI		
	LOCATION: E/S MD 75 in historic Monrovia					

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CASE INFORMATION	PROPERTY	Existing	Requested	FCPC	BOCC	Staff Comments
CASE # CPZ11-NM-26	TM: 88	COMP PLAN	Natural Resource	GI		No change made during 2010 Plan update or 2008 New Market Plan update. Property is vacant, predominately wooded and adjacent to FEMA 100-yr floodplain, in addition to three residential dwellings. Staff does not support rezoning nor expansion of CGA to include this parcel.
APPLICANT: Howard Payne	P: 123					
	ACRES: 5.9					
	LOCATION: W/S MD 75, Green Valley Rd, adjacent to RR	ZONING	RC	GI		
CASE # CPZ11-NM-27	TAX MAP: 88	COMP PLAN	GC	GI		Pre-2010 Plan: GC (Plan)/ GI (zoning). Property has an office use in an historic structure with no outdoor storage. Change in 2010 was made to have the zoning consistent with the existing use and the plan designation.
APPLICANT: Mt. Airy Building Supply Co. (Howard Payne)	PARCEL: 49					
	ACRES: 2					
	LOCATION: E/S MD 75, Green Valley Rd, in historic Monrovia	ZONING	GC	GI		
CASE # CPZ11-NM-28	TM: 88	COMP PLAN	VC	GC		Pre-2010 Plan: GI (Plan)/ GC (zoning) Property is currently undeveloped. Staff would not object to the GC zoning and Plan designation.
APPLICANT: Howard Payne	P: 77					
	ACRES: 0.25					
	LOCATION: W/S MD 75, Green Valley Rd, south of RR	ZONING	VC	GC		
CASE # CPZ11-NM-29	TAX MAP: 88	COMP PLAN	GC	GI		Pre-2010 Plan: GC (Plan)/ GI (zoning). Property contains multiple dwellings used for contractors' office and some storage. Change in 2010 was made to have the zoning consistent with the use and the plan designation.
APPLICANT: Mt. Airy Building Supply Co. (Howard Payne)	PARCEL: 87					
	ACRES: 3.8					
	LOCATION: E/S MD 75, Green Valley Rd, in historic Monrovia	ZONING	GC	GI		
CASE # CPZ11-NM-30	TM: 88	COMP PLAN	Natural Resource	GI		No change made during 2010 Plan update or 2008 New Market Plan update. Property is vacant, wooded and contains FEMA 100-yr floodplain. Characteristics are consistent with the application of RC zoning.
APPLICANT: Howard Payne	PARCEL: 122					
	ACRES: 0.98					
	LOCATION: W/S MD 75, Green Valley Rd, south of RR	ZONING	RC	GI		

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CASE INFORMATION	PROPERTY	Existing Requested FCPC BOCC					Staff Comments
CASE # CPZ11-NM-31	TAX MAP: 88	COMP PLAN	VC	GC			Pre-2010 Plan: GI (Plan)/ GC (zoning) Property contains an unused structure and is split by MD 75. Staff supports application of GC zoning and Plan designation only for the portion of the parcel on the west side of MD 75. The portion on the east side should remain VC.
APPLICANT: Mt. Airy Building Supply Co. (Howard Payne)	PARCEL: 76						
	ACRES: 0.80	ZONING	VC	GC			
	LOCATION: E/S MD 75, Green Valley Rd.						
CASE # CPZ11-NM-32	TM: 78	COMP PLAN	Low Density Residential	LDR			No change made during 2010 Plan update or 2008 New Market Plan update. Property within the Spring Ridge/Bartonsville CGA and surrounded by R-1 and R-3 zoned land. Staff would prefer to have a PUD zoning applied though would not object to the R-3 zoning.
APPLICANT: Rayburn Family, LLP	P: 327						
	ACRES: 72	ZONING	Agricultural	R-3			
	LOCATION: S/S Old National Pike, west of Ijamsville Rd						
CASE # CPZ11-NM-33	TAX MAP: 68	COMP PLAN	Ag/Rural	Low Density Residential			Pre-2008 New Market Plan: LDR plan and Ag zoning. Property is not within a CGA and has never been part of the Linganore PUD. Additional R-1 zoning will add to well/septic issues. Parcel 176 is not a legal lot.
APPLICANT: Michael Thompson and Richard Lawson	PARCEL: 176 & 11						
	ACRES: P. 176: 4.9 ac.; P.11: 9.5 ac.	ZONING	Agricultural	R-1			
	LOCATION: S/S Gas House Pike @ Linganore Rd						
CASE # CPZ11-NM-34	TM: 79	COMP PLAN	Natural Resource	Low Density Residential			Pre-2010 Plan: LDR plan and Ag zoning. Property is fully wooded and is part of a 200+ acre, contiguous forested area south of Lake Linganore. Characteristics are consistent with the application of RC zoning.
APPLICANT: Greg Dorsey	P: 12						
	ACRES: 10	ZONING	Resource Con.	Agricultural			
	LOCATION: W/S Meadow Road, south of Lake Linganore						
CASE # CPZ11-NM-35	TM: 79	COMP PLAN	Ag/Rural (within CGA)	Low Density Residential			Pre-2010 Plan: LDR plan and Ag zoning. Parcel is part of the larger Linganore Town Center area. Staff supports addition of LDR on this property to adjoin LDR holdings to the south.
APPLICANT: Cromwell Heritage, LLC , c/o Greg Dorsey	P: 101						
	ACRES: 32	ZONING	Agricultural	A			
	LOCATION: E/S Meadow Road, south of Lake Linganore						

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CASE INFORMATION	PROPERTY	Existing	Requested	FCPC	BOCC	Staff Comments
CASE # CPZ11-NM-36	TM: 79	COMP PLAN	Ag/Rural	Low Density Residential		Pre-2008 New Market Plan: LDR plan and Ag zoning. Should be evaluated as part of a community plan.
APPLICANT: William/Lillian Blentlinger	P: 2 & 3					
	ACRES: P. 2: 154 ac.; P. 3: 127 ac.					
	LOCATION: E/S Boyers Mill Road	ZONING	Agricultural	A		
CASE # CPZ11-NM-37	TM: 68	COMP PLAN	Ag/Rural	Low Density Residential		Pre-2008 New Market Plan: LDR plan and Ag zoning. This parcel was not created through a subdivision process and thus is not recognized as a legal lot. Additional R-1 zoning will create well/septic issues.
APPLICANT: Kline, Scott, Visco Retirement Trust,	P: 174, 175					
	ACRES: P. 174: 12 ac.; P. 175: 4.6 ac.					
	LOCATION: W/S Linganore Road, south of Gas House Pike	ZONING	Agricultural	R-1		
CASE # CPZ11-NM-38	TM: 69	COMP PLAN	Ag/Rural	Low Density Residential		Pre-2010 Plan: LDR plan and PUD zoning. Property is surrounded by the Oakdale holdings and was part of the Linganore PUD. Staff would support the LDR Plan designation, but maintain A zoning for future application of PUD zoning to facilitate design and development compatability with adjacent parcels.
APPLICANT: Carolyn/Jack Anderson	P: 198 (parcel does not show on maps)					
	ACRES: 8					
	LOCATION: S/S Gas House Pike, 1 mile east of McKaig Rd	ZONING	Agricultural	R-5		
CASE # CPZ11-NM-39	TM: 69	COMP PLAN	Ag/Rural	Low Density Residential (on 25 ac)		Pre-2008 New Market Plan: LDR plan and Ag zoning. . Should be evaluated as part of a community plan.
APPLICANT: Juanita Traylor	P: 197					
	ACRES: 34					
	LOCATION: terminus of Crickenberger Road	ZONING	Agricultural	A		
CASE # CPZ11-NM-40	TM: 89	COMP PLAN	Ag/Rural	Rural Residential		No change made in 2010 Plan or 2008 New Market Plan. Property has used its Ag. subdivision rights and created 8 residential lots in 1977. Ag zoning maintains a larger contiguous Ag area along this corridor. Additional R-1 zoning would create well/septic issues.
APPLICANT: Mayda Tsaknis	P: 23					
	ACRES: 122					
	LOCATION: W/S Bill Moxley Rd, 1.2 miles east of Bartholows Rd.	ZONING	Agricultural	R-1		

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CASE # CPZ11-NM-41	TM: 88	COMP PLAN	GC/NR	GC		Pre-2008 New Market Plan: RC/GC (Plan)/GC (zoning) Parcels have several environmental features including moderate slopes, stream, and some forest area. Staff would not object to the GC zoning as these features would be protected through various Zoning regulations.
APPLICANT: Saul Holdings LP	P: 32 & 100, lot 1					
	ACRES: P. 32: 7 ac.; P. 100, lot 1: 28 ac.					
	LOCATION: S/S Baldwin Road, west of current MD 75 park/ride lot	ZONING	GC/RC	GC		
CASE # CPZ11-NM-42	TM: 79/69	COMP PLAN	Ag/Rural	Low Density Residential		Pre-2008 New Market Plan: LDR plan and PUD zoning Should be evaluated as part of a community plan.
APPLICANT: Betty Brown Casey, et al.	P: 4, 11, 30, 122					
	ACRES: P4: 133 ac; P11: 143 ac.; P30: 174 ac.; P122: 188 ac. (638 total)					
	LOCATION: E/S Boyers Mill Road, west of MD 75	ZONING	Agricultural	R-3		
CASE # CPZ11-NM-43	TM: 80	COMP PLAN	Ag/Rural	LDR		No change made in 2010 Plan or 2008 New Market Plan Parcel has utilized its Ag-subdivision rights (3 lots in 1992). Property is not within a CGA nor Mt. Airy's annexation area.
APPLICANT: Twin Arch Associates Family LLLP	P: 217					
	ACRES: 32					
	LOCATION: N/S Woodville Rd @ Jesse Smith Rd.	ZONING	Agricultural	R-1		